

From: "Jensen, Bruce, CDA" <bruce.jensen@acgov.org>
To: 'Lisa Worrall' <LWorrall@energy.state.ca.us>
CC: Amanda Stennick <Astennic@energy.state.ca.us>, "Bazar, Chris, CDA" <chri...>
Date: 6/18/2010 9:52 AM
Subject: RE: Mariposa Energy Project- Question regarding maximum building intensity in LPA land use designation

Hi, Lisa - In answer to your question, if the combined buildings cover less than 20k square feet, then they do not exceed the maximum FAR requirement of 0.01 for a parcel of this size, which is much larger than this figure (allowance of more than an acre). The project is in compliance with the policy.

The 20k is not an enforceable minimum value on a prospective applicant; they may propose less than this value if they choose and be in full compliance. The "20K square feet" limitation is to guarantee that nobody will be required to have less than that amount as a result of the 0.01 FAR; but the project does not seek to reach that limit anyway.

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-----Original Message-----

From: Lisa Worrall [mailto:LWorrall@energy.state.ca.us]
Sent: Thursday, June 17, 2010 10:28 AM
To: Jensen, Bruce, CDA
Cc: Amanda Stennick
Subject: Mariposa Energy Project- Question regarding maximum building intensity in LPA land use designation

Good Morning Bruce,

As I wrap up my land use analysis for the Mariposa Energy Project, I have a question regarding the maximum building intensity requirement under the LPA designation.

The project proposes two non-residential buildings as part of the power plant; a warehouse & maintenance building and a control/admin building. Together these buildings are less than 20,000 square feet.

As written in the ECAP for the LPA designation, "The maximum building intensity for non-residential buildings shall be .01 FAR (floor area ratio) but not less than 20,000 square feet."

How would the project meet this requirement? How is this requirement interpreted for a project such as the Mariposa project? Would the project meet the FAR?

I appreciate your assistance and interpretation of this maximum building intensity requirement under the LPA designation.

Thanks,

Lisa

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